

TO LET



INDUSTRIAL / WAREHOUSE UNIT

6,410 SQ FT
GROSS INTERNAL AREA



14 PIPERS INDUSTRIAL ESTATE
PIPERS WAY
THATCHAM
BERKSHIRE
RG19 4NA

LOCATION

Pipers Industrial Estate is located on Pipers Way on the eastern side of Thatcham Town Centre. Pipers Way links the A4 with Station Road and provides direct access to Thatcham Railway Station. Thatcham Town Centre is approximately ½ mile from the property and via the A4 access to Newbury is 4 miles to the west and junction 12 of the M4 motorway at Theale is approximately 12 miles to the east.

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Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

DESCRIPTION

Unit 14 is an end of terrace industrial / warehouse building constructed in the mid-1980's. It is built around a steel portal frame and provides clear span accommodation with 9in solid block party wall. The unit is equipped with the following amenities;

Warehouse

- 3 phase power
- Mains gas
- Gas fired blower heater
- Sodium lighting
- Double skinned translucent light panels
- Insulated double skin roof
- Eaves height to underside of gutters 18ft 10ins
- Up and over loading door 11ft wide x 16ft high

Offices

- Air conditioning
- Suspended ceiling to first floor
- Recessed category 2 lighting to first floor
- Spot lights to ground floor
- New carpeting throughout first floor
- Data cabling through ground and first floor offices
- Male and female WCs on ground floor
- Tiled floor entrance lobby

YARD

Immediately in front of the property is a large yard with car parking for 13 vehicles plus ample space for an articulated 40ft truck to be parked in front of the loading door.



ACCOMMODATION

Warehouse:	4,949 sq ft
Ground floor office:	863 sq ft
First floor office:	<u>598 sq ft</u>
Total:	6,410 sq ft

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

Unit 14 is available to let on a new full repairing and insuring lease for a term to be negotiated. Any lease in excess of 5 years will contain provision for an upward only rent review.



RENT

£54,500 per annum, plus VAT. Rent is to be paid quarterly in advance.

RENT DEPOSIT

Subject to covenant strength the tenant will be required to provide a rent deposit to be held for the duration of the lease term.

RATES

Rateable Value: £34,250.00

Rates Payable: £17,227.00 (2020/2021)

We recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

SERVICE CHARGE

A service charge is levied by the landlord in respect of the upkeep of the common areas on Piper's Industrial Estate for the terrace of units 10-15. The budgeted figure for 2020 is £3,073 plus VAT, per annum.

INSURANCE

The landlord will insure the property but recoup the premium from the tenant. The estimated charge for 2020 is £657.

EPC

The Energy Performance Certificate rating is D-99. A full copy of the EPC is available on request.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(01635) 550211

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercalleasecodeew.co.uk

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Subject to Contract
Details prepared August 2020